

SOUTHPARK CROSSING
COLONIAL HEIGHTS, VIRGINIA



Marshalls

1142 Temple Ave | Colonial Heights, VA 23834

1,578 sf AVAILABLE

PROPERTY FEATURES

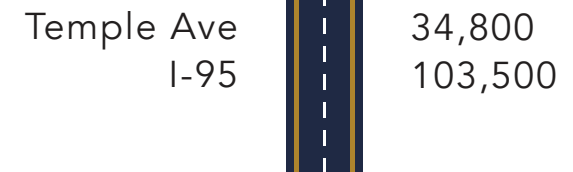
- Great visibility from heavily trafficked Temple Ave
- Close proximity to Fort Gregg-Adams (formerly Fort Lee), where 70,000 troops train each year, the third largest training site in the Army
- Adjacent to the 800,000 sf, 86-store, Southpark Mall



JOIN THESE RETAILERS



TRAFFIC COUNTS



DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|----------|----------|
| POPULATION | 4,034 | 45,688 | 102,751 |
| DAYTIME POPULATION | 4,331 | 17,208 | 34,866 |
| AVG HH INCOME | \$108,004 | \$88,094 | \$87,153 |

SOUTHPARK CROSSING COLONIAL HEIGHTS, VIRGINIA



| Shop | Tenant | Sq Ft | Shop | Tenant | Sq Ft | Shop | Tenant | Sq Ft |
|------|-------------|--------|------|---------------------|-------|--------------|--------------------|-------------------|
| 1040 | Gabe's | 49,394 | 1062 | Subway | 1,147 | 1082 | AVAILABLE | 1,578 |
| 1042 | Hot Pot 757 | 7,341 | 1064 | Sally Beauty | 1,715 | 1142 | Marshalls | 29,322 |
| 1050 | UPS Store | 1,116 | 1068 | Nothing Bundt Cakes | 1,750 | 1156 | Buffalo Wild Wings | 6,801 |
| 1052 | Asurion | 1,306 | 1072 | CiCi's Pizza | 4,235 | 1160 | Xfinity | 2,199 |
| 1054 | Nails Today | 1,378 | 1076 | Carytown Tobacco | 4,054 | 1170 | Mattress Warehouse | 7,000 |
| 1058 | Great Clips | 1,768 | 1078 | Eyemart Express | 3,670 | | | |
| 1060 | H&R Block | 1,258 | 1080 | Navy Federal | 3,080 | TOTAL | | 130,112 sf |

**SOUTHPARK CROSSING
COLONIAL HEIGHTS, VIRGINIA**



For more information, please contact:



LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com